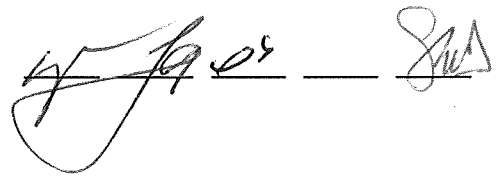


**BOARD OF SELECTMEN
MEETING MINUTES
11/1/11**



The Board of Selectmen met in the Town Hall, Joseph F. Bilotta Meeting Room as scheduled with Steven M. deBettencourt, Tom Alonzo, Dave Matthews and Town Manager Kerry Speidel present, Paula Bertram and Ernie Sund absent. Meeting opened at 7:00 P.M. with the Pledge of Allegiance

PUBLIC COMMENT

ANNOUNCEMENTS

1. Recycle Your Reusables - On Saturday, November 5, people from any nearby town will have the opportunity not only to donate items they no longer need, but also to put them to good use. The occasion is Recycling Your Reusables Day, and it will take place from 9:00 a.m. to 2:00 p.m. in the Ayer-Shirley Regional High School parking lot at 141 Washington Street. Vendors participating this year are the Lowell Wish Project, Bikes Not Bombs, Nike Reuse a Shoe, ReFoamIt, Wheels for the World, Casella and ProShred.

The Sporting Goods Sale, which will benefit People of Ayer Concerned about the Environment (PACE) and children in Ayer is an opportunity for people to donate used sporting gear and equipment, and pick up the used items they need at bargain prices. The main goal of the event, which is being sponsored by the towns of Ayer, Bolton, Groton, Harvard, Shirley, Townsend, Littleton and Lunenburg, with generous assistance from MassToss, is to reduce the amount of trash that goes into landfills. It is open to anyone from any town for a small donation of non-perishable food items for the Loaves & Fishes Food Pantry.

2. Yard Waste Days - The Lunenburg Landfill, off of Youngs Road will be open for consecutive Saturdays, OCTOBER 15TH – NOVEMBER 19TH 8:00 a.m. to 4:00 p.m. Guidelines for disposal of yard waste for Lunenburg residents: Acceptable material: grass clippings, bark mulch, wood chips, leaves, brush (with a diameter not to exceed 3 inches...unlimited length). Shrubbery and plantings; with the same restrictions. Any container; bags, boxes, barrels, trashcans, tarps, flower pots, etc., must be removed and taken by the resident. No household garbage, trash, or rubbish of any kind will be accepted. No materials within the Landfill area; sand, stone, gravel, etc. are to be given away or sold. Access will be restricted to the disposal area. Commercial landscapers will not be allowed to dump. Open to Lunenburg residents only. Travel permitted only on Town easement. No trespassing on Tri-town Landing Development. Storm debris will also be accepted.

APPOINTMENTS

1. North Leominster Rod & Gun Club, request for One-Day Liquor License - request from North Leominster Rod & Gun Club for a One Day Beer & Wine License for its Annual Holiday Meat Raffle to be held on Friday, November 11, 2011 from 7:00 — 11:00 p.m. The anticipated attendance at this event is 80. Police Chief Bourgeois reviewed the request and expressed no concern with the approval of the license. Tom move to approve, Steve seconded, voted unanimously to approve.

2. Salvation Army, request for permission for Boot Drive on November 26, 2011 – Captain Hager from the Salvation Army was present at the intersection of Main Street & Route 2A and the intersection of Whalom Road & Electric Avenue from 9:00 am 3:00. This is an annual request. There have been no issues with this group in past years. Tom move to approve, Steve seconded, voted unanimously to approve.
Dave also expressed appreciation to the Salvation Army for their assistance with setting up the towns emergency shelter during the recent storm.

3. Turkey Hill Lions Club, request for permission for Boot Drive on November 12, 2011 – at the intersection of Main Street & Route 2A and the intersection of Whalom Road & Electric Avenue. This is an annual request. There have been no issues with this group in past years. Tom move to approve, Steve seconded, voted unanimously to approve..

4. Pro Athletics, Chearing Team, request for permission for Boot Drive on November 19, 2011 - at the intersection of Whalom Road & Electric Avenue only. This is a new request; applicant would like to reschedule to come before the board on November 8th, due to the power outages. Tabled to next week.

5. Green Communities Task Force Update – David Blatt, Chairman of the Green Community Task Force presented the attached PowerPoint Presentation on the Green Community designation.
Per Marion Benson, Planning Board Director and advisor to the Task Force, also acknowledged the input of Jimmy Breault from the DPW and John Londa from the School Department who also serves as advisors to the Task Force. Noted that the granting of any of

these requests should also be contingent upon any additional conditions placed upon these groups by the Police Department, Fire Department, and/or Department of Public Works. Lunenburg's Zoning Bylaw under Performance Standards, Section 6.6 has two bylaws under the criteria of the Green Community Act. The first one is Section 6.6.6 Wind Energy System. The bylaw describes two systems, SWES, Small Wind Energy System and CWES, Commercial Wind Energy System. Each system specifies area and height, setbacks, security, appearance, design and cables. Wind Energy Systems are subject to a Development Plan Review granted by the Planning Board. Under the Development Plan SWES requires a schematic plan to scale showing placement of the tower, distance to all property lines and abutting dwellings and etc. In this review the engineering/manufacturing information submitted is instrumental in assisting decisions.

The CWES, being the larger system, requires a plan prepared to scale and stamped by a professional. These plans show the location regarding associated buildings, distances to property lines. A plan is required for construction, operation and removal and be consistent with all Town, State and Federal requirements. Applicant must show the Planning Board that the local utility has been informed of the customer's plans and approval for an intertie agreement has been obtained. There are instructions for abandonment and removal. There are bond, fees and insurance involved. Inspections will take place.

The second Bylaw is Solar Energy Systems. A Solar energy system is an energy system from the sun by use of a water heating energy system or solar electric system known as photovoltaic. The equipment includes panels, lines, pumps batteries, mounting, framing and storage tanks. Solar Electric Photovoltaic electrical panels produce electricity directly to the electric service system of buildings or residences. In this, bylaw, all solar installations must comply with the Zoning Dimensional Regulations of the Town of Lunenburg. There are roof mounted solar energy equipment and ground mounted solar equipment. Information must be presented for a development plan review and to the Building Official for Residential Construction such as sun and shadow diagrams. Commercial Construction shall include site drawing, building footprint, property lines and etc. The Applicant shall furnish all necessary data for development plan review. The Building Commissioner permits the project. The Planning Board shall include, through the Building Commissioner, Electrical and Plumbing Inspectors. The Development Plan Review shall involve all other department in the review process. As customarily, fees, bonds, removal and abandonment procedures are part of the approval.

The above two systems are systems by right.

John Londa spoke on the Energy Reduction Plan which is based upon identifying the town's base line energy through all the towns' municipal utilities. This is ongoing and calculated into the total energy usage and we base our 20% reduction on that number. Would probably identify the last fiscal year as the baseline year. There is a draft energy conservation plan, first on town facilities, lighting retro fit for about 5 or 6 buildings such as LED lighting, breaking down spaces within the structures so that not every light needs to be on. Potentially solar hot water for Public Safety Complex, other retro's will be considered for municipal buildings such as THMS and HS. Vehicles, mostly using grant funding to purchase high efficiency vehicles, also consider conversion to biodiesel for DPW Vehicles. Converting parking lot lighting to LED system, also possibility of converting parking areas at schools and public safety facility. Another photovoltaic array for the elementary school. All of which he believes would get us at the 20% reduction.

Task Force member, Neal Sullivan spoke on the Fuel efficient vehicle criteria identified in the presentation.

According to David, the Committee will have an informational meeting on November 17th specifically on the "Stretch Code". This is the criteria that the Task Force feels as a group needs to be explained more. Invites architects, designers and builders to please attend. Hoping that the town will consider whether they want to become a "Green Community".

Marion also informed the board that MRPC has been working to identify the best locations for "wind farms", which is based upon wind volume studies.

Chair expressed appreciation to all the committee members and advisors, committee has been well served by all involved. Globally, act locally, this is it in a nutshell as we look at long term impacts.

Tom questioned, of the five criteria how many have been completed. According to Dave Blatt, #'s 1 & 2 are in place. The energy reduction criteria, #3 is ongoing and Fuel Efficient vehicles is a decision of the board and the fifth "Stretch Code" is the big hurdle, needs to be approved by Town Meeting.

As the 20% reduction is ongoing, John believes that this is achievable as it also involves renewal energy systems and the solar energy system will result in a large portion of the necessary 20%. This is a goal of 20% in five years and if we can't achieve then would have to go back and redraft a plan to reach 20%. According to Dave Blatt this is a plan that we will need to continue looking at reducing energy use.

According to Kerry there was some confusion as to what specifically was necessary for a town meeting article, and it appears that the Stretch Code article is what is to be presented for town meeting.

Steve noted that we really need to understand the changes as a result of the Stretch Code. David Blatt agreed and noted that it's up to the individuals of this town to make this decision and it's up to us to bring the information forward. The Task Force has scheduled an informational meeting on the 17th, which will also be televised.

CURRENT BUSINESS

1. Ratification of appointment of new Patrol Officer, Jeffrey M. Thibodeau – Chief Dan Bougeois introduced Jeff Thibodeau as the top candidate. Mr. Thibodeau currently serves as a Patrol Officer for the Town of Townsend and has served in that capacity since October 2001. Prior to this time, he served as a Correctional Officer at FMC Devens. Mr. Thibodeau has a B.S. in Criminal Justice from

Fitchburg State University, is Academy and CJIS trained and numerous certifications including: Narcotics Investigation; Active Shooter Response; Search Warrant Preparation and Explosives Recognition & Bomb Threat.

Jeff informed the board that the reason he's been interested in Lunenburg is because he believes that right now, the town is headed in a good direction.

Tom move to ratify the appointment of Jeffrey M. Thibodeau, to the position of Patrol Officer, Steve seconded, voted unanimously.

2. Release of First Right of Refusal on Rhodin Property, Chapter Land –parcel of land located at 120 Goodrich Street, Lunenburg, Massachusetts, containing 2.46 acres, more or less, and more specifically shown in a Plan of Land prepared by Hannigan Engineering Planning did respond in that there is no interest from their board in purchasing, have not received a response from Conservation Commission. Tom move to release the First Right of Refusal on the property, Steve seconded, voted unanimously.

Release form as follows signed by board: the Board of Selectmen of the Town of Lunenburg, duly elected, qualified and acting as such, on behalf of the Town of Lunenburg, as holder of an option to purchase by assignment of even date recorded immediately prior thereto, hereby releases any and all interest in and to the option to purchase the below described land owned by Anders G.J. Rhodin described as follows: A certain parcel of land with a street address of 120 Goodrich Street, Lunenburg, Massachusetts, containing 2.46 acres, more or less, and more specifically shown in a Plan of Land prepared by Hannigan Engineering, Inc., dated and attached hereto.

3. Appointment of representative to Executive Committee of Nashoba Valley Regional Dispatch – Per Kerry, the board recently voted to enter into the IMA for Regional Dispatch and the appointment of the required Operations Representative is made by the Town Manager and the Executive Committee Representative is appointed by the Board. As she is already serving as Operations Representative, she recommends that the board appoint her to serve as the Executive Committee Representative as well. Tom move that Kerry be appointed as the Town representative to the Executive Committee, Steve seconded voted unanimously.

4. Update on Street Light Outages – Kerry submitted the list to John DiNapoli and as of Friday he reports that 36 of the 39 street lights had been fixed, the others required additional maintenance and/or parts to repair. Will have a more detailed update for next week. Dave would like to have it verified that the 36 lights have been repaired/replaced.

5. Review Special Town Meeting Warrant – Reviewed the attached.

6. Minutes – Board of Selectmen Regular session for 10.18.11 reviewed and signed.

Warrants - #25 12, 10/31/11 - \$23,916.03, #26 12, 11/1/11 - \$607,720.41, and #27 12, 11/2/11 - \$115,758.61 reviewed and signed.

Action File Issues - None

7. Committee Reports –

- Tom - Finance Committee met on Thursday and had a presentation from the DPW Director on the road management plan.
- Steve - DPW Committee met at the site last week and reviewed progress to date; looking at heating in the building. Review of the bids for the overhead doors and original contractor did reduce his price and we gave our blessing to go with the number. Noted continuity of going with the same contractor. Schedule is about three week behind, one of the issues is that we're still waiting on the steel.
- Dave - School Reorganization Committee has met and will be meeting with the School Committee to look at the possibility/feasibility to look at one school for Middle / High school students and how will the administration look; whether we can accomplish this with one school or existing schools. This will be a decision of the School Committee and once it's been determined will need to go through the procedures in accordance with the Massachusetts School Building Authority (MSBA) once again.
- Dave - Budget review committee met last Tuesday, reviewed Town Managers' assumptions in the forecast and bringing back some of the positions that were lost. School Committee has begun looking at their budgets. Looking at establishing decent matrixes on services, in the early stages and will continue these discussions.

8. Department / Town Manager Reports -

- Storm Update, Storm began at about 4:00 pm on Saturday when DPW was called out to commence snow removal operations and continued through the night. We were able to keep up with the operation, residents began losing power as early as 6:00 pm on Saturday and did have some power restored by Sunday afternoon. Opened the EOC Saturday morning and were able to keep up with emergency calls. First conference call with MEMA was at 3:00 pm on Sunday and Unitil was out during this time conducting their first evaluation/assessment of damages. Mostly feeder lines were affected, demands were going to expand far beyond the resources that were available. Have had conference calls with Unitil every day at 9:00 am and 3:00 pm their response has been excellent as has their preparedness. Within the Unitil service area, MA, NH and ME had crews brought in from as far away as Michigan. Yesterday we had 32 crews with the Town of Lunenburg and today 23 crews, have worked 24 hours a day, with an abbreviated crew at night, still have

about 417 customers without power and they expect to have the majority of those up by midnight tonight, but there may be a few individuals who won't be restored until tomorrow.

Shelter was opened on Sunday and remains open tonight, expect to close by tomorrow at 9:00 am. We had people that stayed over and others that came in just for meals or to warm up. We have been able to open our emergency shelter because of the efforts of our Emergency Management Director Scott Glenny and his wife Sue Glenny. We did declare a state of emergency as did Governor Patrick and the state has applied to the federal government for disaster status. According to the procurement laws, in an emergency situation, we are only allowed to "cut and push" debris out of the roadways, we are not allowed to remove the debris from the side of the road until we reach the next phase. If we are looking to FEMA for reimbursement, we are required to submit to FEMA the amount of debris (quantify) that needs to be removed and must go through the procurement process and what the federal government requires of us. Tremendously frustrating, but it is the process we must follow in order to be reimbursed.

Four alarm fire on Sunday morning at about 8:00 a.m., trucks did encounter difficulty in getting to the site because of the conditions of the road. The Fire Department did a tremendous job in managing that scene, called in mutual aid support and took most of morning into the afternoon for that fire to be brought under control. Unfortunately, one fatality and one critically injured; did find out today that her condition has been upgraded.

As of 4:30 p.m., 811 of Unitil's 4,650 customers remain without power. Unitil is currently conducting a Damage Assessment and has begun restoration of service. Unitil reports a total of 32 crews working in town as of 9:30 a.m. Unitil reports that a "large majority" of their service territory will have power restored as of this evening, Tuesday, November 1, 2011. The Town's Emergency Shelter is open and will remain open throughout the duration of the restoration efforts. The Shelter is located at the Turkey Hill Middle School. All residents in need of assistance are welcome at the Shelter. If you need transportation to the Shelter, please call Lunenburg Fire Department at (978) 582-4155 to make arrangements. If you head over to the Shelter, please take any medications with you. Lunenburg Public Schools will be closed tomorrow, Wednesday, November 2, 2011. Halloween Trick-or-Treating has been postponed to Sunday, November 6, 2011 from 6:00 - 8:00 p.m.

Steve questioned about picking up the debris and according to Kerry, we will continue to push the debris off to the side until we are able to determine specifically what FEMA will be requiring.

Dave cautioned the residents to be responsible for themselves as there are still hangers and leaners and even today there is still debris falling into the roadways, so caution should be exercised by all in trying to get around town.

Steve questioned if residents will be able to bring the debris to the roadside and according to Kerry, this still needs to be worked out with FEMA/MEMA and see what they will allow. We will be allowing storm debris to be brought to the landfill which is open for the next three Saturdays for "yard waste", from 8:00 a.m. to 4:00 p.m.

Also due to the conditions of the roadways and operations of the emergency shelter, school has again been cancelled for tomorrow, hopefully this will be the last day.

OLD BUSINESS

COMMITTEE APPOINTMENTS/REAPPOINTMENTS/RESIGNATIONS

EXECUTIVE SESSION

UPCOMING MEETING SCHEDULE

November 8, 2011

November 15, 2011

November 22, 2011

Being no further business board voted unanimously to adjourn Regular Session at 8:40 P.M.

Respectfully submitted,

Laura Caron-Gustus, Chief Administrative Assistant
Board of Selectmen

ARTICLE A. To see if the Town will vote to raise and appropriate, or transfer from available funds the sum of \$ (Dan Hill / Hollis Hills) for payment of prior year expenses; or take any other action relative thereto.

ARTICLE B. To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to fund the FY12, FY13 & FY14 Lunenburg Professional Firefighters Collective Bargaining Agreement dated July 1, 2011 – June 30, 2014 with PFFM, Local 4358A; or take any other action relative thereto. *Submitted by Town Manager.*

ARTICLE C. To see if the Town will vote to amend Article XV of the Town's By-law entitled "Salary Administration Plan of the Town of Lunenburg" (copy on file in the Selectmen's and Town Clerk's office), by deleting under SECTION ____ THE PERSONNEL COMMITTEE, "No person shall serve upon said Committee who holds an elective town office other than town meeting membership, or who is a member of any other permanent town committee, board or commission.", or take any other action relative thereto.

ARTICLE D. To see if the Town will vote to rescind the sum of \$456,927.87, the remaining authorization, from Article 16 of the May 6, 2006 Annual Town Meeting Warrant for engineering, permitting, and construction of drinking water and wastewater improvements at Meadow Woods Mobile Home Park; or to take any other action relative thereto.

ARTICLE E. To see if the Town will vote to raise and appropriate or transfer from available funds all sums of money necessary to amend the amounts voted for the Town's FY'12 Budget, under Article 20 of the May 7, 2011 Annual Town Meeting Warrant; or take any other action relative thereto. *Submitted by Town Mgr.*

ARTICLE F. To see if the Town will vote to accept the extension of the Sewer Service area, described as follows:
A certain area of land, situated in Lunenburg, MA, east of Electric Avenue, north of Whalom Road and west of Carr Avenue being more particularly described as follows:

Beginning at a point east of Electric Avenue at a common corner of land now or formerly Webster Bank, National Association, land now or formerly of Charles H. & Diane D. Miller and land now or formerly of Hollis Hills Realty Trust; said common corner being situated at the boundary of the existing Sewer Service Area as defined on November 30, 2010;

Thence N 72°43'23" E a distance of 255.50 feet to a point;

Thence S 24°18'04" E a distance of 282.12 feet to a point;

Thence S 13°11'19" E a distance of 374.36 feet to a point;

Thence S 19°03'20" W a distance of 107.49 feet to a point;

Thence S 72°43'23" W a distance of 265.51 feet to a point at the boundary of the existing Sewer Service Area as defined on November 30, 2010;

Thence N 12°11'22" W a distance of 742.93 feet by said boundary of the existing Sewer Service Area to the point of beginning.

The above-described area contains 224,094 square feet more or less and is shown as "Proposed Area to Be Added to the Sewer Service Area" on a plan entitled "Plan To Accompany Petition For Sewer Zone Change" in Lunenburg, MA, prepared for Joseph Russo, dated October 20, 2011 prepared by Whitman Bingham Associates, LLC. Such revision currently on file in the office of the Town Clerk and Board of Selectmen; or take any other action relative thereto. *Submitted by Sewer Commission.*

ARTICLE G. To see if the Town will vote to amend the Zoning Bylaw by deleting current Section 4.6.5. Limitations Upon Use and replace with a new Section 4.6.5. Design Standards, as follows:

4.6.5. DESIGN STANDARDS

4.6.5.1. PURPOSES: The purposes of this Section are:

- a) To assure development which is compatible with prevailing architecture and character of the Town.
- b) To protect the environment.
- c) To enhance rather than detract from the quality and character of the Town.
- d) To preserve and enhance property values.

4.6.5.2. STANDARDS: In addition to requirements contained elsewhere in this Bylaw the following design elements shall pertain in the Commercial District and where applicable shall be reviewed and approved by the Planning Board in connection with the Development Plan Review under Section 8.4.

a) Occupied Lot Area.

- 1. The gross floor area of all buildings and structures on a lot shall occupy not more than forty (40%) percent of total lot area.
- 2. The total area on any lot devoted to building, parking, outdoor storage and display and other paved hard surface areas may occupy up to eighty-five (85%) percent of the total lot area.

b) Building Location and Utilities.

1. The Building front shall face the street on which the lot obtains its frontage unless otherwise approved by the Planning Board.
2. If there is more than one building on the site, the siting shall be approved by the Planning Board pursuant to the procedures outlined in Section 8.4., and there shall be sidewalk connections between the buildings.
3. All utilities shall be placed underground.

c) Building facades, materials and roof lines shall be consistent with prevailing architecture and character of the Town, and shall be compatible with other structures within the District.

d) Flat roofs that are visible from the street level are prohibited unless approved by the Planning Board under the Development Plan Review.

e) Facade and roof colors shall be appropriate to the area and consistent through the site except corporate signs approved under the Development Plan Review.

f) The principal building(s) shall be connected to public water and sewer where readily available and accessible.

g) Lighting, signage and architectural style shall be consistent with other uses in the District unless an alternate design, which the Planning Board determines better serves the purpose of this Section, is approved by the Planning Board under the Development Plan Review.

h) LEED (Leadership in Energy and Environmental Design)

1. LEED Certification should be encouraged to meet the best practicable level.

i) Interior Streets, Drives, Walkways and Access.

1. Site access shall be a divided way (one way in and one way out).
2. Surfaces shall be pervious when possible and practical, and shall be of material and appearance consistent throughout the project approved by the Planning Board under the Development Plan Review.

j) Parking and Loading Area.

1. Parking shall be in the rear of building(s) and not be visible from the street line wherever possible, unless otherwise approved by the Planning Board under the Development Plan Review.
2. All loading docks shall be to the rear of the building(s) and not visible from the street.
3. All paved areas shall be separated from the lot line setbacks by a four (4) foot landscaped area of indigenous materials.

k) Sidewalks.

1. Sidewalks shall be provided from the street line, when applicable, and from the parking areas to building(s).

l) Screening.

1. Screening of the site shall be by a four (4) foot landscaped strip at the rear and side lot lines of materials approved by the Planning Board.
2. Additional landscaping and screening may be required by the Planning Board during the Development Plan Review where the Planning Board deems such additional screening appropriate in order to serve the purposes of this Section.

m) Landscaping.

1. There shall be a minimum of a four (4) foot landscaped area along the street frontage and along the front and side of the principal building(s) and plantings of indigenous materials along the facades of the building(s) and between the building(s) if there is more than one principal building on site.
2. Such landscape shall be a type and height that does not interfere with sight lines of drivers.
3. Natural features shall be retained to the extent possible.
4. A landscape plan shall be provided and approved by the Planning Board under the Development Plan Review.

n) Street Furniture.

1. Light fixtures shall be designed to appropriately blend within the District and be of number and height that grants plentiful lighting, but not shine on adjacent properties.
2. Lighting must also be placed on the side and rear of the building and shall be approved by the Planning Board, where applicable, under the Development Plan Review.
3. Outdoor tables, benches, and bicycle racks shall be of a style consistent with the principal use(s) of the site and consistent with the character of the surrounding uses within the District.
4. Trash receptacles must be of a size and style that provides proper usage; or take any other action relative thereto. *Submitted by the Planning Board*

ARTICLE H. To see if the Town will vote to amend the Zoning Bylaw by amending the current Section 3.0. Establishment of Districts, 3.1. Types of Districts, first sentence from "ten (10)" to "eleven (11)", and adding "n) Summer Street Revitalization Overlay District" or take any other action relative thereto.

ARTICLE I. To see if the Town will vote to amend the Zoning Bylaw Section 3.0. Establishment of Districts, 3.1. by adding a new section; "n) Summer Street Revitalization Overlay District" as follows:

Summer Street Revitalization Overlay District

PURPOSE

The Summer Street Revitalization Overlay District has been established to encourage development that in itself is sustainable and aligns with the character of the Town, created through amenities, a sense of community that is an appealing place to live and work ensuring the vision of Lunenburg as a New England Town. Further, by providing clear and precise guidelines as to the building and lot design that will revitalize the area and when possible, using sustainable building materials and design features that include indoor/outdoor conservation methods.

OBJECTIVES

- a. Allowing a mix of uses in close proximity in the district within a limited area, including residential, retail, office, and light industrial;
- b. Preserving and restoring a village style character to the designated overlay area;
- c. Promoting a balance of land uses;
- d. Promoting the opportunity for people to work, meet, shop, and utilize services in the vicinity of their residences;
- e. Providing opportunities for the development of variety of housing opportunities;
- f. Providing opportunities for a mixture of uses in the same building;
- g. Promoting a positive pedestrian environment in the district;
- h. Facilitating integrated physical design;
- i. Promoting a high level of design quality;
- j. Encouraging the development of flexible space for small and emerging businesses;
- k. Facilitating development proposals responsive to current and future market conditions;
- l. Encouraging the development of open spaces and parks within the district to accommodate workers, residents, pedestrians, and shoppers.

PERMIT GRANTING AUTHORITY

The Planning Board is hereby the permit granting authority pertaining to the District and where applicable projects proposed within the District shall be reviewed and approved under Section 8.4 Development Plan Review. Specified uses designated within the Commercial District, the underlying district, will require a Special Permit from the Board of Appeals. (See Section 4.6)

PERMITTED USES

The following uses are permitted within the Summer Street Revitalization Overlay District.

- (a) Any use permitted by right or special permit in the underlying zone.
- (b) Mixed Use Development – which is a development of a tract of land, building, or structure with two (2) or more different uses such as, but not limited to, residential, office, retail, institutional, or entertainment. Residential uses shall only be allowed as part of a mixed use project.

DIMENSIONAL STANDARDS

These standards herein are hereby established as such to achieve a village style design for the Summer Street Revitalization Overlay District.

- (a) Occupied Lot Area:
 1. The gross floor area of all buildings and structures on a lot shall occupy not more than forty (40%) percent of the total lot area.
 2. The total area on any lot devoted to building, parking, outdoor storage, and display and other hard surface areas may occupy up to eighty-five (85%) percent of the total lot area.
- (b) Maximum Height: No more than 55 feet.
- (c) Setbacks:

Front	20 feet
Side	15 feet
Rear	20 feet

The Board shall require that a landscape plan for screening and buffering purposes be prepared for setback areas.

- (d) Minimum Lot Size: Ten Thousand (10,000) square feet
- (e) Minimum Frontage: Fifty (50) feet
- (f) Minimum Open Space: All projects within the Summer Street Revitalization Overlay District shall have at least fifteen (15%) of the total site area devoted to Open Space; required setbacks shall be considered as part of the total area required for Open Space. The required Open Space shall not be used for parking or loading purposes and shall be open and unobstructed to the sky, items such as benches, walkways, planters, landscaping, kiosks, gazebos and similar structures shall not be considered obstructions.
- (g) Mixed Use Developments: that propose to have retail and residential uses within the same building on lots that meet the minimum dimensional requirements established herein, shall be allowed by right if the following criteria are met:
 - (1) The retail use does not exceed _____ square feet of the Gross Floor area
 - (2) No more than ____residential dwelling unit(s) is proposed.

- (h) Bonus Density: A Mix Use Development with in Summer Street Revitalization Overlay District which provides at least ten (10%) percent of its residential units be made affordable to low to moderate income persons as defined by the Executive Office of Housing and Economic Development (EOHED), may increase the number of units allowed by ____.

ADDITIONAL STANDARDS

As well as the standards required under Section 8.4 Development Plan Review, these additional standards are established for the Summer Street Revitalization Overlay District.

- a) Building – Location & Facade
1. The Building front shall face the street on which the lot obtains its frontage unless otherwise approved by the Planning Board.
 2. If there is more than one building on the site, the siting shall be approved by the Planning Board pursuant to the procedures outlined in Section 8.4, and there shall be sidewalk connections between buildings.
 3. Flat roofs that are visible from the street level are prohibited unless approved by the Planning Board.
 4. Façade and roof colors shall be appropriate to the area and consistent through the site except corporate signs approved under the Development Plan Review.
 5. The principal building(s) shall be connected to public water and sewer where readily available and accessible.
 6. Lighting, signage, and architectural style shall be consistent with other uses in the District unless an alternate design, which the Planning Board determines better serves the purpose of this Section.
 7. LEED (Leadership in Energy and Environmental Design) Certification is encouraged to meet the best practicable level of development.
- b) Parking, Loading, and Interior Streets
1. Parking Lots shall be located at the rear of or the side of buildings wherever feasible.
 2. When two adjacent lots contain parking areas, it is encouraged to develop them as one parking area. If an arrangement between land owners occurs, the arrangement will be recorded to the deeds of the respective parties to ensure responsibilities are met.
 3. Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways.
 4. Turning radius of emergency response vehicles must be considered within the design of the project.
 5. All loading docks shall be at the rear of building(s) and not visible from the street.
 6. All paved areas shall be separated from the lot line setback by a four (4) foot landscaped area of indigenous materials.
 7. Site access shall be a divided way (one way in and one way out).
 8. Surfaces shall be pervious when possible and practical, and shall be of material and appearance consistent through the project.
- c) Landscaping and Screening – For this section a Landscape Plan must be submitted to the Planning Board.
1. There shall be a minimum of a four (4) foot landscaped area along the street frontage and along the front and side of the principal building(s) and plantings of indigenous material along the façade of the building(s) and between the building(s) if there is more than one building on site.
 2. Such landscaping does not interfere with sight lines of drivers.
 3. Natural features shall be retained wherever feasible.
 4. Screening of the site shall be by a four (4) foot landscaped strip at the rear and side lot lines
 5. Additional landscaping and screening may be required by the Planning Board where it is deemed such appropriate measures are in order to serve the purposes of this section.
- d) Streetscape - For this section a Landscape Plan must be submitted to the Planning Board.
1. Light fixtures shall be designed to appropriately blend within the District and be of number and height that grants plentiful lighting, but not shine on adjacent properties.
 2. Lighting must also be placed on the side and rear of the building.
 3. Outdoor tables, benches, and bicycle racks shall be consistent with the principal use(s) of the site and consistent with the character of the surrounding uses within the District.
 4. Trash receptacles must be of a size and style that provides proper usage.
 5. Sidewalks shall be provided from the street line, when applicable, and from the parking areas to building(s).

WAIVER

The Planning Board may waive any of the standards within this section provided that such waiver will not derogate from the village style design standard established herein.

COMMONLY HELD LOTS

Any lot that is commonly held in ownership with an adjacent lot in this district may be treated as a single lot in accordance with this Section, provided that the total area of such lots is at least 10,000 square feet in area, the lots have a combined contiguous frontage of at least fifty (50) feet, and vacant of structures, parking facilities, or accessory uses.

CONFLICT WITH OTHER LAWS

All development activities within the Summer Street Revitalization Overlay District shall comply with applicable laws, regulations, and standards of the Town, except that in the event of a conflict between this bylaw and any such laws and regulations, the provisions of this Bylaw shall control, provided that they are consistent with state and federal law.

SEVERABILITY

If any section or provision of this bylaw is found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of any other section or provision of this Bylaw.

ARTICLE J. To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to fund the FY12, FY13 & FY14 Lunenburg Professional Firefighters Collective Bargaining Agreement dated July 1, 2011 – June 30, 2014 with PFFM, Local 4358A; or take any other action relative thereto. Submitted by Town Manager.

I spoke with Marion regarding the article for Green Community Task Force and they do want an article for the STM, however, to her knowledge, they hadn't drafted one and were looking to this office to furnish... We received copies of what the Town of Townsend is proposing, but according to Marion this is not what the Task Force is proposing as there are currently two zoning bylaws that have been approved dealing with solar/wind etc.... so all that being said, I'm not sure specifically what they would like to have included on the warrant (specific language etc.)..

As we have the Townsend language, we can use these as place holders, but we have to have the language for Lunenburg ASAP.... "L"

TOWNSEND LANGUAGE:

ARTICLE 12

To see if the Town will vote to amend the Zoning Bylaw of the Town of Townsend by adding Article XVI, Renewable/Alternative Energy, Section 145-86 which reads:

§. 145-86 Ground-Mounted Solar Energy District

A. Purpose of District. The purpose of the Ground-Mounted Solar Energy District is to promote the creation of new Ground-Mounted Solar Energy Facilities by providing standards for the location, permitting, construction, operation, monitoring, modification and removal of such installations that address public safety and minimize impacts on scenic, natural and historic resources.

B. Applicability. This Section shall operate as an overlay district superimposed on the zoning districts. A Ground-Mounted Solar Energy Facility shall be a permitted use on the following town-owned parcels:

- (1) Map 6, Block 8, Lot 0, 69.5 acres, 33 Greenville Road, former landfill*
- (2) Map 27, Block 48, Lot 0, 24.7 acres, Old Meeting House Rd, adjacent to the Highway Garage*
- (3) Map 18, Block 24, Lot 0, 2 acres, off Turnpike Road*

C. Definitions. For the purposes of this section the following terms are defined below:

GROUND-MOUNTED SOLAR ENERGY FACILITY - A solar photovoltaic facility that is mounted on the ground. It shall include equipment, appurtenances, and structures utilized in connection with the conversion of solar energy into electrical power with a rated output of electrical power production of 250kW or more.

D. Permitting.

(1) Ground-Mounted Solar Energy Facilities shall be permitted as of right within the Solar Overlay District and shall not require the issuance of a special permit. The Planning Board shall take action on the application within twelve (12) months of its filing.

(2) Prior to issuance of a building permit for construction or modification of a Ground-Mounted Solar Energy Facility, the applicant shall file with the Planning Board such plans and supporting documents as the Board deems necessary to enable a review of the project. At a minimum the applicant shall file plans and documents as required under §145-42. The Planning Board may waive strict compliance with the requirements of §145-42 upon request by the applicant.

E. Operation and Maintenance Plan. The applicant shall submit a plan for the operation and maintenance of the Ground-Mounted Solar Energy Facility. Such plan shall include measures for maintaining safe access to the installation, storm water controls as needed, as well as general procedures for the operation and maintenance of the facility.

F. Dimension and Setback Requirements.

(1) Setbacks. Setbacks shall comply with setback requirements for the underlying zoning district.

(2) *Appurtenant Structures.* All appurtenant structures shall be subject to reasonable regulations concerning the bulk and height of structures, setbacks, open space, and parking. Whenever reasonable, appurtenant structures shall be screened from view by vegetation or other means deemed necessary by the Planning Board.

G. *Design Standards.* Lighting of Ground-Mounted Solar Energy Facilities shall conform to §145-52 of the Zoning Bylaw and Signs shall conform to Article X.

H. *Removal.* Any Ground-Mounted Solar Energy Facility which has reached the end of its useful life shall be removed. The owner shall remove the facility no more than 180 days after the date of discontinued operations. Removal shall consist of the physical removal of all photovoltaic panels and supporting components, transmission and other equipment, and trash. The site shall be stabilized or revegetated as necessary to minimize erosion.

I. *Abandonment.* Absent notice to the Planning Board as provided above of a proposed date of decommissioning or written notice requesting an extension due to extenuating circumstances, any Ground-Mounted Solar Energy Facility shall be considered abandoned when it fails to operate or operations are discontinued for more than one year without the written consent of the Planning Board. If the owner or operator of the Ground-Mounted Solar Energy Facility fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or discontinuance or the proposed date of decommissioning, the Town may, to the extent it is otherwise duly authorized by law, enter the property and physically remove the installation.

J. *Financial Surety.* The applicant for a Ground-Mounted Solar Energy Facility shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the Town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the applicant. Such surety shall not be required for municipally- or state-owned facilities. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

K. *Liability Insurance.* The owner or operator of a Ground-Mounted Solar Energy Facility shall provide the Town Administrator with a certificate of insurance showing that the property has a minimum of one million dollars in liability coverage, and that the Town of Townsend is an additional named insured thereon. Such a certificate shall be supplied on an annual basis upon the renewal of said insurance policy.

Or take any other action in relation thereto.

SUBMITTED BY: Energy Committee

ARTICLE 13

To see if the Town will vote to amend Article IX §145-42 of the Zoning Bylaws of the Town of Townsend, to insert a new subsection (d) under the existing language in Section B(1), as follows with the new language in italics:

B. *Applicability.* Any change of use or increase in intensity of use which would under the parking schedule "Table of Minimum Requirements" of § 145-33 require five or more parking spaces, regardless of the number of parking spaces existing on the premises, shall be permitted only upon the issuance of a special permit from the special permit granting authority for site plan review in conformance with this section, § 145-65 and MGL c. 40A, §§ 9 and 11.

(1) However, no such special permit is required for a change of use where the following conditions apply:

(d) *The site is located within the Ground-Mounted Solar Energy District and the proposed use is a Ground-Mounted Solar Energy Facility as defined in Article XVI, Renewable/Alternative Energy, 145-86.C. The project however shall be subject to a non-discretionary Site Plan Review, as outlined in this section and in §145-86 Ground-Mounted Solar Energy District.*

Or take any other action in relation thereto.

SUBMITTED BY: Energy Committee

ARTICLE To see if the Town will vote to adopt the "Stretch Energy Code" set forth in the State Building Code at 780 CMR 115.AA (i.e., Appendix 115.AA), as may be amended from time to time, and to amend the Town of Townsend General By-laws by inserting a new Chapter 115, entitled "Stretch Energy Code" as set forth below:

§115. Stretch Energy Code

115-1. *Adoption.* The Town of Townsend has adopted the provisions of 780 CMR 115.AA (i.e., Appendix 115.AA of the State Building Code or the "Stretch Energy Code"), as may be amended from time to time, in place of the provisions set forth under 780 CMR 13.00, 34.00, 61.00 and 93.00.

115-2. *Purpose.* The purpose of the Stretch Energy Code shall be to provide the Town with a more energy efficient alternative to the base energy code otherwise set forth under the State Building Code.

Or take any other action relative thereto.

COMMONWEALTH OF MASSACHUSETTS

Deval L. Patrick, Governor
Richard K. Sullivan, Jr., Secretary
Mark Sylvia, Commissioner

Green Communities Division

Kelly Brown
Central MA Regional Coordinator

Massachusetts: Cleaner Energy Is Part of Our Future

Priorities of the Patrick Administration:

- Global Warming Solutions Act
- Green Jobs Act
- Green Communities Act
 - Energy Efficiency
 - Renewables Investment
 - Creation of the Green Communities Division within DOER



3/25/2010

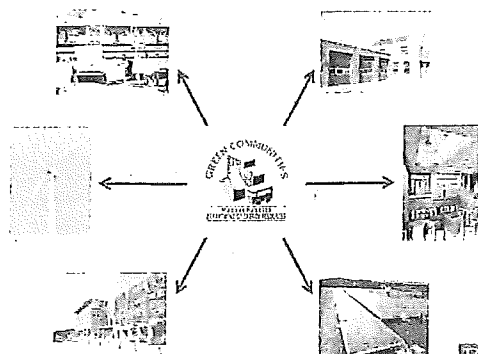


Helping Massachusetts Municipalities Create A Greener Energy Future



Green Communities Division

Serves as the hub for all Massachusetts cities and towns on energy matters



Helping Massachusetts Municipalities Create A Cleaner Energy Future

Green Communities Designation and Grant Flowchart

- Step 1**
 - Review Green Communities Designation Criteria Guidance
 - Contact Your Green Communities Regional Coordinator
- Step 2**
 - Discuss Green Communities Designation with Local Government
 - Receive Local Approval to Apply for Green Communities Status
- Step 3**
 - Meet the 5 Green Communities Criteria and Submit a Designation Application
 - Receive Green Community Designation from DOER
 - Apply for Green Community Grants



Helping Massachusetts Municipalities Create A Greener Energy Future



Green Communities Designation and Grant Program

Qualification Criteria - Designation

1. Adopt as-of-right siting for RE/AE generation, R&D, or manufacturing
2. Adopt expedited permitting process
3. Create an Energy Reduction Plan to reduce energy use by 20% in 5 years
4. Purchase only fuel-efficient vehicles
5. Minimize life cycle cost in new construction → adopt the Stretch Code

Grant Funding

1. Energy Efficiency Projects
2. Renewable Energy Projects on municipal land

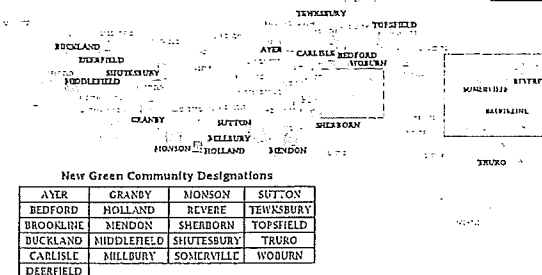


Helping Massachusetts Municipalities Create A Cleaner Energy Future



Meet the Green Communities!

TWENTY-ONE NEW GREEN COMMUNITY DESIGNATIONS
- SEVENTY-FOUR IN TOTAL



New Green Community Designations - July 15, 2011
Previously Designated Community



Helping Massachusetts Municipalities Create A Cleaner Energy Future



Green Communities Designation and Grant Program – the 74

- 28 communities enacted as-of right zoning for renewable generation
 - 24 provide for ground mounted PV of 250 kW
 - 3 provide for wind of 600 kW
 - 1 provides for both wind and PV
- 65 of 74 designees received planning assistance
- Population ranges from New Salem (1,000) to Boston (590,000)
- Total Energy Reduction for all 74 Energy Reduction Plans – 1,678,093 MMBtus



Helping Massachusetts Municipalities Create A Cleaner Energy Future



Green Communities Designation and Grant Program – the 74

- Communities receive Big Bellies, 4 Road Signs and Official Certificate
- Grants allocated by a population/per capita income formula.
 - Range from \$130,725 in Hatfield to \$1M for Boston
- Projects being funded include energy conservation measures, energy savings performance contracts, solar PV projects, incremental costs for hybrid vehicles, revolving loan fund, residential efficiency grant programs, energy efficiency coordinators (10%)



Helping Massachusetts Municipalities Create A Cleaner Energy Future



Sampling of Grant-Funded Projects

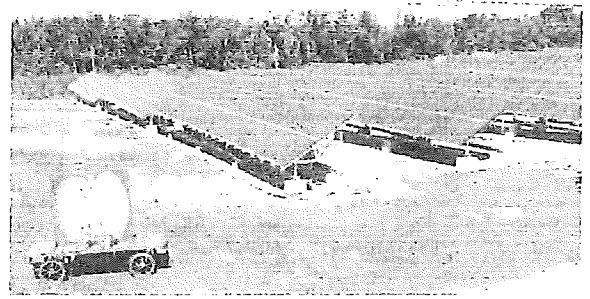
- Acton: \$150,794 for energy conservation measures at the public library, an HVAC analysis of town hall, tankless hot water heaters and an energy education and outreach program.
- Harvard - \$141,200 to fund energy conservation measures including; demand control ventilation and mechanical upgrades at the Elementary School, an HVAC upgrade at the Police Station, energy efficient boiler replacement at the Fire Station, and a deep energy retrofit analysis for Town Hall.
- Lancaster - \$141,114 towards various energy efficiency measures at the Town Hall, Library, Fire Station, Police Station, Community Center and DPW building; the installation of a solar PV project; an energy analysis of the town hall and the incremental costs of a hybrid vehicle.



Helping Massachusetts Municipalities Create A Cleaner Energy Future



Criteria 1 – As-Of Right Siting



Helping Massachusetts Municipalities Create A Cleaner Energy Future



Criteria 1 – As-Of-Right Siting

For at least one of the following:

1. Renewable or Alternative Energy Generating Facilities or;
2. Renewable or Alternative Energy Research and Development (R&D) Facilities or;
3. Renewable or Alternative Energy Manufacturing Facilities in designated locations.



Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 1 – As-Of-Right Siting / Generation

1. On-Shore Wind – A minimum of a 600 kW turbine
2. Off-Shore Wind – A minimum of a 2.5 MW turbine
3. Solar Photovoltaic – A single ground-mounted system of a minimum of 250 kW
4. Biomass CHP - A minimum of 5 MW in a stand-alone building
5. Ocean, Wave or Tidal – no minimum threshold



Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 1 – As-of-Right Siting / Generation



Documentation for Criteria #1 for Generation:

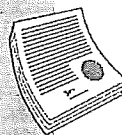
1. Brief description of by-law
2. Identification of designated locations
3. Copy of bylaw or ordinance
4. Site Plan Review language so that DOER can confirm that review is non-discretionary
5. Copy of zoning map that shows area zoned



Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 1 – As-of-Right Siting / Mfg and R&D



Documentation for Criteria #1 for Mfg or R&D:

1. Applicable section of its zoning bylaw/ordinance
2. Copy of zoning map that shows area zoned
3. Important zoning definitions
4. Relevant section of the use table and any key that will help DOER interpret the use table
5. Any related local regulations applicable to facilities sited under the bylaw/ordinance—such as site plan review regulations—so that DOER can confirm that the related local regulations are non-discretionary; AND
6. Yield calculations, either included in the text of the letter or attached.



Helping Massachusetts Municipalities Create A Greener Energy Future



GREEN COMMUNITIES GRANT PROGRAM



Qualification Criteria

1. As-of-Right Siting for RE/AE
2. Expedited Permitting
3. Energy Reduction Plan
4. Fuel-Efficient Vehicles
5. Minimize Life Cycle Costs



Green Communities Act, M.G.L. Ch. 25A §10
Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 2 – Expedited Permitting



12 months: date of initial application to date of final decision

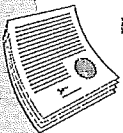
1. Applies only to the proposed facilities subject to the as-of-right siting provision.
2. Can apply the MGL c 43D permitting process to these zoning districts



Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 2 – Expedited Permitting



Documentation for Criteria #2:

1. A letter from legal counsel:
 - Affirm no preclusions for expedited permitting
 - Include language addressing approval procedures
 - Associated timing from any applicable bylaws/ordinances or regulations.
 2. A copy of the applicable map(s) showing that the areas where the expedited permitting applies coincides with the as-of-right zoned areas for Criteria 1.
- OR
1. MGL c43D
 - A certified copy of their City Council or Town Meeting vote designating the as-of-right zoned parcel(s) as a Priority Development Site
 - A copy of the applicable map(s) showing the areas where the expedited permitting applies



Helping Massachusetts Municipalities Create A Greener Energy Future



GREEN COMMUNITIES GRANT PROGRAM



Qualification Criteria

1. As-of-Right Siting for RE/AE
2. Expedited Permitting
3. Energy Reduction Plan
4. Fuel-Efficient Vehicles
5. Minimize Life Cycle Costs



Green Communities Act, M.G.L. Ch. 25A §10
Helping Massachusetts Municipalities Create A Greener Energy Future

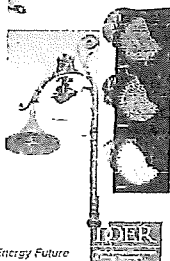


Criteria 3 – Energy Baseline & 20% Energy Reduction Plan



Calculate an energy use baseline inventory that includes:

- Municipal buildings, including schools
- Vehicles
- Street and traffic lighting (if municipally-owned)



Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 3 – Energy Tracking Tools

Monitoring Electricity Use



- DOER's MassEnergyInsight (www.massenergyinsight.net)
- EnergyStar Portfolio Manager
- ICLEI software
- Any other tools must be pre-approved by DOER



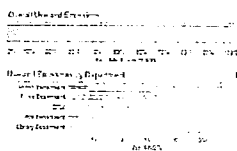
Helping Massachusetts Municipalities Create A Greener Energy Future



MassEnergyInsight

POWERING EFFICIENCY

- FREE online tool for MA cities, towns & RSD
- 144 towns are current users
- Electronic download of utility data
- All energy costs and accounts in one place
- Standard and custom reporting
- Identify your least efficient energy users
- Track your energy savings by fuel type
- Create GHG emissions reductions reports



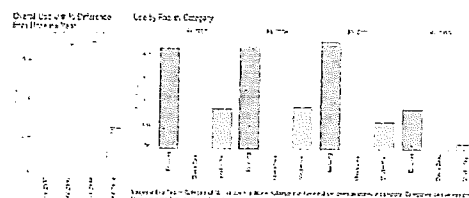
www.massenergyinsight.net

Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 3 – Energy Baseline & 20% Energy Reduction Plan

Create a comprehensive energy reduction plan designed to reduce energy use by 20 percent within 5 years of the baseline year.



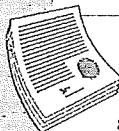
Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 3 – Energy Baseline & 20% Energy Reduction Plan

Documentation for Criteria #3:

1. Inventory tool
2. Baseline year
3. Energy use inventory
4. Specific energy conservation measures to be implemented with expected energy reductions and a timeline
5. Documentation that both the general government and local school district have adopted the energy reduction plan.
 - If a regional school district is included as part of the designation, documentation that the regional school district has adopted the plan must be included.



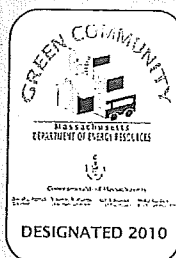
Helping Massachusetts Municipalities Create A Greener Energy Future



GREEN COMMUNITIES GRANT PROGRAM

Qualification Criteria

1. As-of-Right Siting for RE/AE
2. Expedited Permitting
3. Energy Reduction Plan
4. Fuel-Efficient Vehicles
5. Minimize Life Cycle Costs



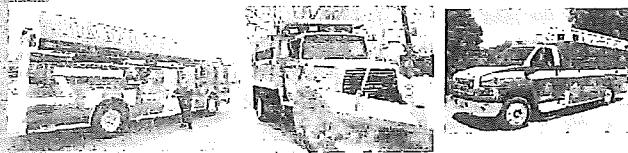
Green Communities Act, M.G.L. Ch. 25A §10

Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 4 – Fuel Efficient Vehicles

1. Purchase only fuel-efficient vehicles for municipal use whenever such vehicles are commercially available and practicable.
2. Police cruisers are exempt until commercially available.
3. Heavy-duty vehicles > 8,500 pounds are exempt.

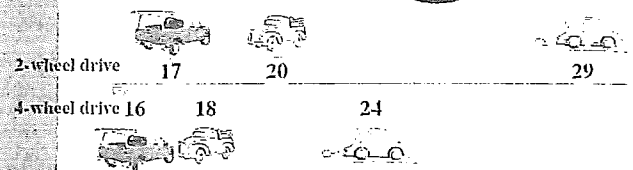


Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 4 – Fuel Efficient Vehicles

Based on 2009 and 2008 EPA data, vehicles are to have a combined city and highway MPG \geq



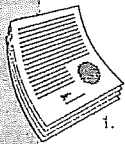
Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 4 – Fuel Efficient Vehicles

Documentation for Criteria #4:

1. Copy of the policy or other mechanism adopted for purchasing only fuel efficient vehicles
2. Inventory of non-exempt vehicles (model, year, estimated mpg) with plan for replacements with fuel efficient vehicles
3. Documentation that both the municipality and the local school district (not RSDs) have adopted the fuel efficient vehicle policy.



Helping Massachusetts Municipalities Create A Greener Energy Future



GREEN COMMUNITIES GRANT PROGRAM



Qualification Criteria

1. As-of-Right Siting for RE/AE
2. Expedited Permitting
3. Energy Reduction Plan
4. Fuel-Efficient Vehicles
5. Minimize Life Cycle Costs



Green Communities Act, M.G.L. Ch. 25A §10

Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 5 – Minimize Life Cycle Costs

Require all new residential construction over 3,000 square feet and all new commercial and industrial real estate construction to minimize, to the extent feasible, the life-cycle cost of the facility by utilizing energy efficiency, water conservation and other renewable or alternative energy technologies.

The DOER recommended way for cities and towns to meet this requirement is by adopting the BBRS Stretch Code (780 CMR 120.00) an appendix to the MA State Building Code.

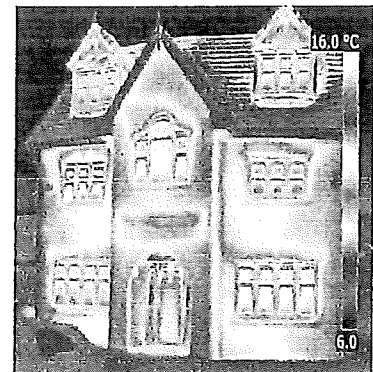
- In a town, the Stretch Code must be adopted as a general bylaw by its Town Meeting.
- In a city, the Stretch Code must be adopted by the City Council, preferably by general ordinance.



Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 5 – Minimize Life Cycle Costs



Helping Massachusetts Municipalities Create A Greener Energy Future



Criteria 5 – Minimize Life Cycle Costs

Documentation for Criteria #5:

- Stretch Energy Code
 - Documentation of the city council or town meeting vote adopting 780 CMR 120.AA, MA Board of Building Regulations and Standards (BBRS) Stretch Energy Code.
- Local Process
 - Documentation of the standard adopted, the mechanism in place for requiring this criterion for new construction, and how this standard provides reduced life-cycle energy costs.

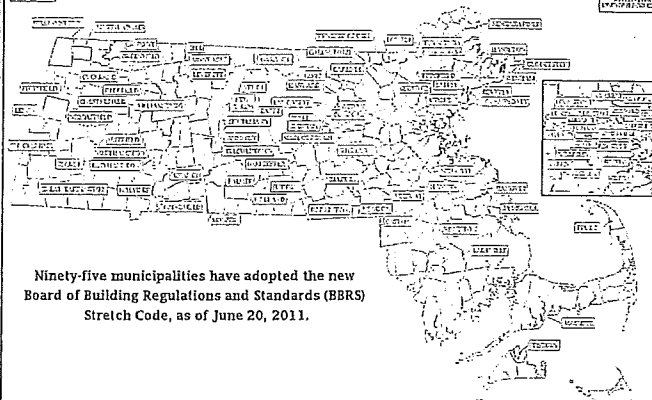


Helping Massachusetts Municipalities Create A Greener Energy Future



Green Communities Impact

Stretch Code Adoption, by Community



Ninety-five municipalities have adopted the new Board of Building Regulations and Standards (BBRS) Stretch Code, as of June 20, 2011.

Green Communities Division - Programs & Resources for Municipalities

- Green Communities Designation and Grant Program
- MassEnergyInsight energy tracking and analysis tool
- Municipal Energy Efficiency Program
- Website filled with tools & resources
www.mass.gov/energy/greencommunities
- Email updates via listserv – Sign up by sending an email to: join-ene-greencommunities@listserv.state.ma.us



Helping Massachusetts Municipalities Create A Greener Energy Future

